

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

A P R I L 3, 2 0 0 3

The regular meeting of the City Planning Commission convened Thursday, April 3, 2003, at 1:39pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Nick Sramek, Thomas Fields, Lynn Moyer, Gregg Whelan

EXCUSED: COMMISSIONERS: Charles Greenberg, Randal Hernandez, Charles Winn

CHAIRMAN: Nick Sramek

STAFF MEMBERS PRESENT: Gene Zeller, Director
Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning
Harold Simkins, Senior Planner

OTHERS PRESENT: Mike Mais, Principal Deputy City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Moyer led the pledge of allegiance.

M I N U T E S

The minutes of December 19, 2002 were approved on a motion by Commissioner Whelan, seconded by Chairman Sramek and passed 2-0-2. Commissioners Moyer and Fields abstained, and Commissioners Greenberg, Hernandez and Winn were absent.

The minutes of February 20, 2003, were approved on a motion by Commissioner Fields, seconded by Commissioner Moyer and passed 3-0-1. Commissioner Whelan abstained, and Commissioners Greenberg, Hernandez and Winn were absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Commissioner Fields moved to approve the Consent Calendar as presented by staff. Commissioner Whelan seconded the motion, which passed 4-0. Commissioners Greenberg, Hernandez and Winn were absent.

1A. Case No. 0302-10, Administrative Use Permit, CE 03-18

Applicant: Randy Morris
Subject Site: 623 W. Pacific Coast Highway
Description: Administrative Use Permit to convert a portion of an existing commercial building to three artist's studios with residences.

Continued to the April 17, 2003 meeting.

1B. Case No. 0210-04, Site Plan Review, Finding for General Plan Conformity for Street Vacation, Local Coastal Development Permit, Vesting Tentative Tract Map, Standards Variance

Applicant: 100 E Ocean Investments, LLC
c/o Jack Highwart of Cunningham Group
Subject Site: 100 E. Ocean Boulevard and 207 Seaside Walk
Description: Request for approval of a Site Plan Review, Finding for General Plan Conformity for a Street Vacation, Local Coastal Development Permit, Vesting Tentative Trace Map, and Standards Variances for construction of a 23-story mixed-use building with two levels of parking below Ocean Boulevard grade, 165 hotel rooms, restaurant and bar, health club, retail use, and conference rooms, and 108 condominium units. Additionally, a parking structure is proposed at 207 Seaside Way. Standards Variance requests are required for code exceptions related to the vacation of Pine Avenue, the building corner cutoff at the Promenade, building height, tandem parking driveway slope, building corner cutoff adjacent at Seaside Way, and off-site passenger loading area.

Continued to a date to be renoticed.

R E G U L A R A G E N D A

2. Case No. 0301-17, Conditional Use Permit, Site Plan Review, ND 05-03

Applicant: Elizabeth Meloy, Fountainhead
 Development
Subject Site: 6145 Long Beach Boulevard
Description: A Conditional Use Permit and Site Plan
Review to construct a new 2,550 sq.ft. commercial building
that includes a fast food restaurant with a drive-through
lane.

Harold Simkins presented the staff report recommending approval of the project since it would be a natural extension to an existing commercial area, and would help develop a vacant, blighted lot, isolated from nearby residential uses.

Mr. Simkins added that one of the conditions requiring a trellis along the drive-through area was being modified since such a structure would be too close to the property line.

Julio Gener, 20101 S.W. Birch Street, S. 210, Newport Beach, CA 92660, applicant's architect, described the project as a contemporary Spanish-style building, and stated they were in agreement with all of the conditions of approval, including the modified one.

Commissioner Whelan complimented Mr. Gener for choosing to place his project on Long Beach Boulevard, which he felt would help make the area economically viable.

Commissioner Whelan then moved to approve the Conditional Use Permit and Site Plan Review, subject to the revised conditions.

Commissioner Fields seconded the motion, echoing the compliments, and the motion passed 4-0. Commissioners Greenberg, Hernandez and Winn were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Mr. Zeller stated that the City Council had unanimously upheld the Commission's decision to deny the appeal of the proposed subdivision of property at 501 Park Avenue, and had approved the zone change for the Willow Shopping Center.

Regarding the PacifiCenter, Mr. Zeller said he had issued 40 demolition permits for Phases 1A and 1B for the Boeing facility, based on the recommendation of the Regional Water Quality Board, who required a clean-up at the site. Mr. Zeller added that the rest of the permits would be issued under the regular processing of the project itself.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

Commissioner Moyer asked how a trial court decision involving cyber cafes would affect the City's handling of such cases, and Mr. Mais said that the decision against allowing security conditions was not binding to the City, and that Long Beach was traditionally more moderate in writing such conditions of approval.

In response to a query from Commissioner Whelan regarding the direction on tenant makeup for the PacifiCenter, Mr. Zeller said that they were meeting at least once a week with the in-house team, who was providing pertinent information, but at this point, they were formulating the formal portion of the development, and no specific names had been mentioned, just that it is proposed as a mixed-use residential/non-residential with about 2500 such units.

A D J O U R N

The meeting adjourned at 2:02pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk